

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF ROSS ASSOCIATES, INC.
APPROVAL OF FINAL WORKING DRAWINGS AND
SPECIFICATIONS AND PROPOSED DISPOSITION OF
68-70 BARTLETT STREET IN THE ROXBURY AREA
OF BOSTON

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance.

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Ross Associates, Inc. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel, 68-70 Bartlett Street in the Roxbury area of Boston; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Ross Associates, Inc. be and hereby is finally designated as Redeveloper(s) of 68-70 Bartlett Street, Roxbury, Mass.
2. That it is hereby determined that Ross Associates, Inc. possess the qualifications and financial resources necessary to acquire and develop this land.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Ross Associates, Inc. for the development of 68-70 Bartlett Street, Roxbury conform in all respects for this Area, and that said Final Working Drawings and Specifications be and hereby are approved.

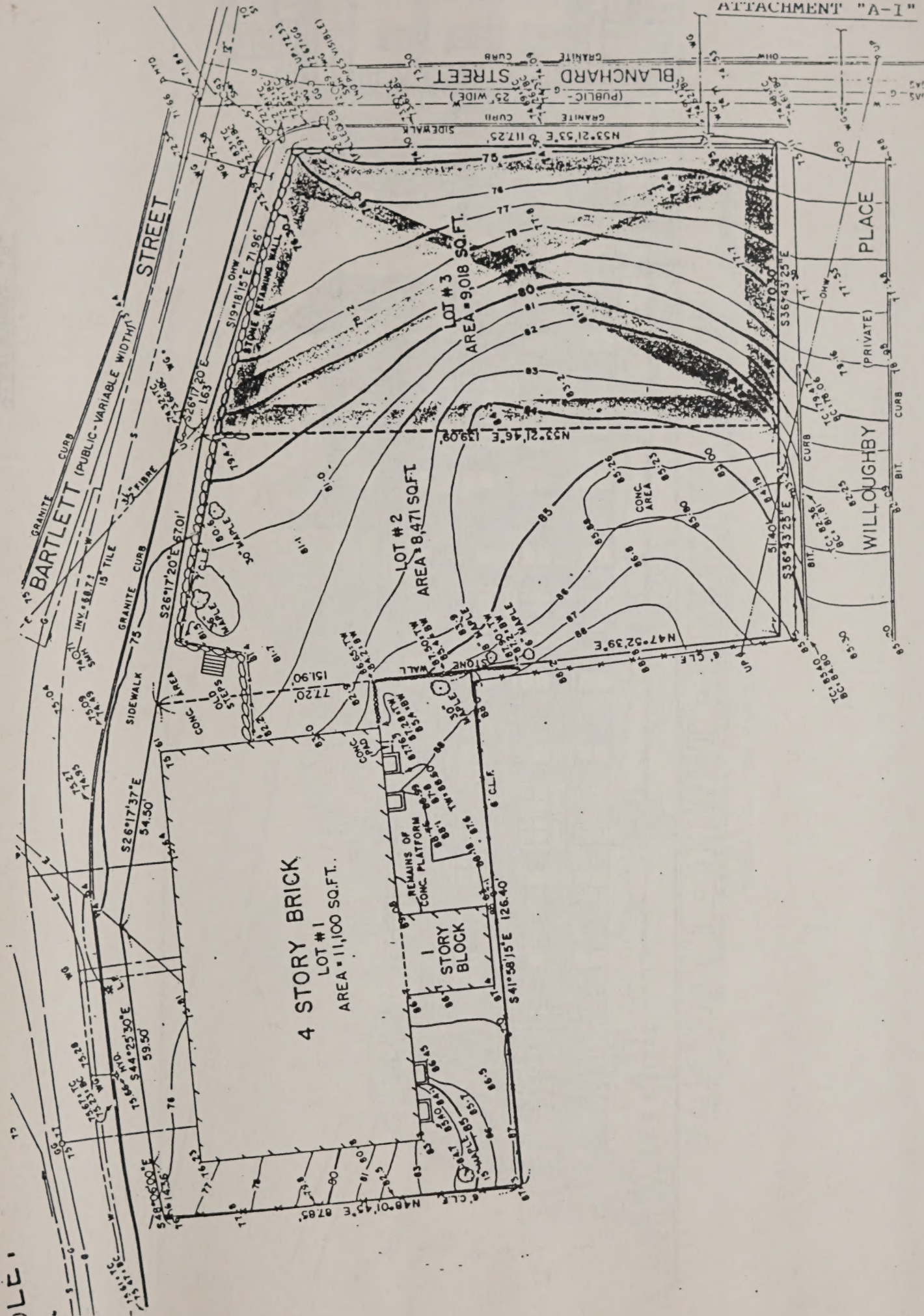
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

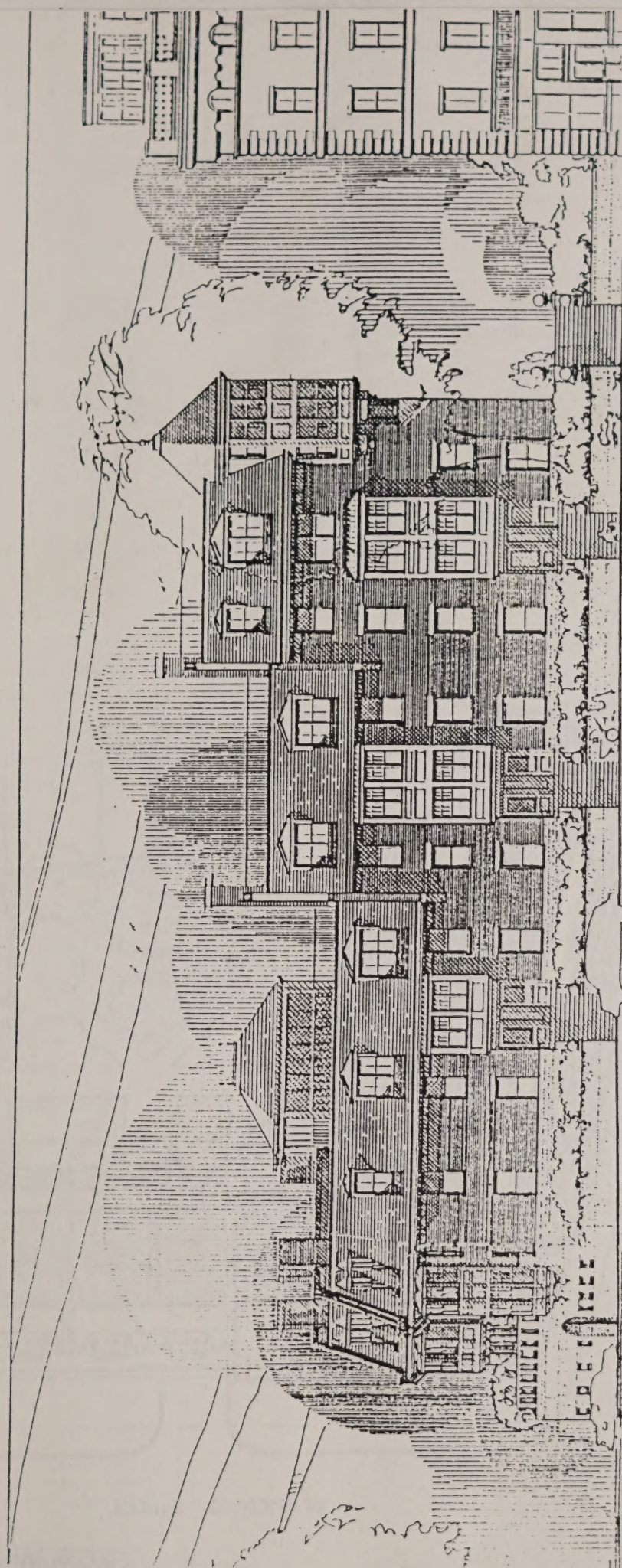
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying 68-70 Bartlett Street, Roxbury to Ross Associates, Inc. said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form-H-6004).

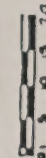
LOCATION MAP
KITREDGE SQUARE URBAN RENEWAL AREA







15 ARLINGTON STREET • COURT • REXBURY • MASS



A PROPOSAL BY ROSS ASSOCIATES - DEVELOPERS • 695 FORTLON STREET • BOSTON

ELEVATION FROM PARKETT STREET

PLANCHARD STREET

WILLOUGHBY STREET

BARTLETT STREET

NORFOLK HOUSE

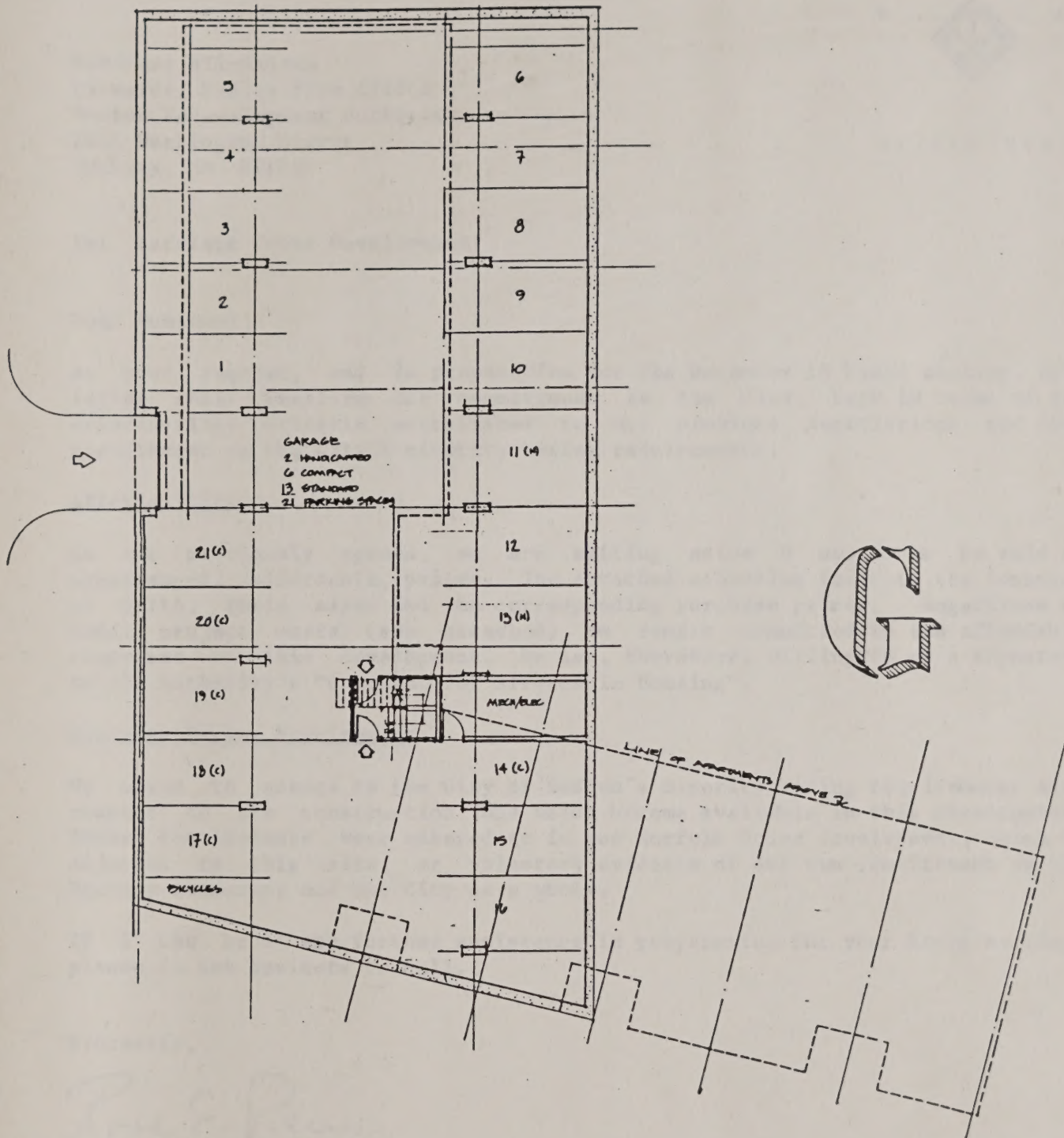


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BARTLETT COURT • ROXBURY • MASS
A PROPOSAL BY EGGS ASSOCIATES • DEVELOPERS • 699 DORLTON STREET • BOSTON

SITE PLAN

FINAL PLANS REFLECTS 22 BELOW GRADE SPACES



December 10, 1986

ROSS
ASSOCIATES



DEVELOPMENT

Muhammad Ali-Salaam
Director, Dudley Site Office
Boston Redevelopment Authority
2406 Washington Street
Roxbury, MA 02119

Re: Bartlett Court Development

Dear Muhammad,

At your request, and in preparation for the December 18 board meeting, this letter shall reaffirm our commitment to the City, both in terms of the affordability criteria established in our previous negotiations and our commitment to the City's minority hiring requirements.

Affordability:

As was previously agreed, we are setting aside 8 units to be sold at prearranged, affordable, prices. The attached schedules indicate the location of units, their sizes and the corresponding purchase prices. Regardless of total project costs (see attached) we remain committed to the affordable component of this development. We are, therefore, willing to be a signatory to the Authority's "Covenant for Affordable Housing".

Minority Hiring Requirement:

We agree to adhere to the City of Boston's minority hiring requirements with respect to the construction jobs which become available in this development. These requirements were adhered to in our Norfolk House development, which is adjacent to this site, as voluntary evidence of our own commitment to the Roxbury community and the City as a whole.

If I can be of any further assistance in preparation for your board meeting, please do not hesitate to call.

Sincerely,

Ross E. Perry
Ross E. Perry

REP/cpp

Enclosures

BARTLETT COURT ASSOCIATES
LIMITED PARTNERSHIP

SALE PROCEEDS & PROFIT DISTRIBUTIONS

Run #8

November 30, 1986

Sales:

	s/f	\$/s/f	
Unit # 1 - 2 Bedroom Flat on Blanchard	920	69.57	64,000
# 2 - 2 Bedroom Flat on Blanchard	920	69.57	64,000
# 3 - 2 Bedroom Flat on Blanchard	835	70.66	59,000
# 4 - 1 Bedroom Flat on Blanchard	780	208.97	163,000
# 5 - 2 Bedroom Flat on Bartlett	865	70.52	61,000
# 6 - 2 Bedroom Flat on Bartlett	910	204.40	186,000
# 7 - 2 Bedroom Duplex on Bartlett	900	206.67	186,000
# 8 - 2 Bedroom Duplex on Blanchard	945	194.71	184,000
# 9 - 2 Bedroom Duplex on Blanchard	930	69.89	65,000
#10 - 2 Bedroom Duplex on Blanchard	930	197.85	184,000
#11 - 2 Bedroom Duplex on Blanchard	945	69.84	66,000
#12 - 2 Bedroom Flat on Blanchard	835	70.66	59,000
#13 - 1 Bedroom Flat on Bartlett	800	208.75	167,000
#14 - 2 Bedroom Duplex on Bartlett	910	206.59	188,000
#15 - 2 Bedroom Flat on Bartlett	870	206.90	180,000
#16 - 2 Bedroom Duplex on Bartlett	1,115	204.48	228,000
#17 - 2 Bedroom Flat on Blanchard	790	70.25	55,500
#18 - 1 Bedroom Flat on Bartlett	780	214.10	167,000
#19 - 2 Bedroom Duplex on Bartlett	950	209.47	199,000
#20 - 2 Bedroom Duplex on Bartlett	950	207.37	197,000
#21 - 2 Bedroom Triplex on Bartlett	1,445	200.69	290,000
#22 - 2 Bedroom Duplex on Bartlett	1,005	204.98	206,000

	3,218,500
Parking spaces: 13 spaces @ \$20,000	260,000
	3,478,500
Sales adj. @ 3% (except affordable units, parking spaces & triplex)	(73,050)
	3,405,450
Real estate brokers commissions @ 6%	(204,327)
Net proceeds	3,201,123
Project costs	(2,800,000)
Developers profit	401,123

BARTLETT COURT ASSOCIATES
LIMITED PARTNERSHIP

PROJECT COSTS

Run #8

November 30, 1986

Land acquisition		10,000
Construction costs		
Gross building area		
23,000 sq. ft. @ \$80 / sq. ft.	1,840,000	
Gross garage area		
7,000 sq. ft. @ \$50 / sq. ft.	350,000	
Site preparation & landscaping	10,000	
		2,200,000
Architectural & engineering	185,000	
Legal & accounting	12,000	
Insurance	16,000	
Permits & fees	17,000	
Title	2,000	
Cost analysis	3,000	
Inspections	10,000	
Construction period interest	140,000	
Real estate taxes	5,000	
Security	30,000	
Construction management fee	90,000	
Mortgage points	56,000	
Bank fees	8,000	
Appraisal	4,000	
Advertising & marketing	7,000	
Miscellaneous	5,000	
		590,000
Total project costs		2,800,000



RMSC

Roxbury Multi-Service Center

ATTACHMENT C-4

317 Blue Hill Avenue
P.O. Box 157
Roxbury, Massachusetts 02121
(617) 427-4470

December 10, 1986

BOARD OF DIRECTORS

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Shirley Carrington, M.S.W.
Executive Director

Mr. Mohammed Ali-Salaam
Deputy Director of Neighborhood
Housing and Development
Boston Redevelopment Authority
2406 Washington St.
Roxbury, MA 02119

Dear Mr. Salaam:

To date, the Roxbury Homebuyer Service, a homebuyer inventory service operated by the Roxbury Multi-Service Center has received 75 applications from prospective homebuyers.

The average combined (Buyer/Co-Buyer) income of the applicants has been just over \$26,000, and an average number of two dependents. The average amount available for downpayment has been over \$5,800, for those applicants responding.

These applications are being forwarded to: O.I.C., Infill Collab., Taylor Properties, and Ross Assoc. Arrangements are being made for a mid-January Seminar to assist other families and individuals with the homebuying process.

If you have any questions regarding the service, do not hesitate to contact me.

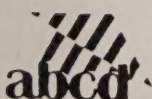
Sincerely,

Paul Yelder
Deputy Director
for Community Development



United Way

cc: RHS file



Roxbury Highlands Neighborhood Association, Inc.



Serving the Roxbury Highlands/Fort Hill/Highland Park Community

The Joint Planning and Development Committee of the Roxbury Highlands Neighborhood Association, the Roxbury Highlands Historical Society, The Fort Hill Civic Association, and the Linwood Hill Neighborhood Association

December 10, 1986

Muhammad Ali-Salaam
Director, Dudley Site Office
Boston Redevelopment Authority
2406 Washington Street
Roxbury, MA 02119

Re: Bartlett Court Development
Developer - Ross Associates

Dear Muhammad,

We, the members of the Joint Planning and Development Committee, have reviewed the final development plans for Bartlett Court in John Eliot Square as presented by Ross Associates. The final design calls for 22 residential units, garaged parking for 22 cars and a court yard in the rear. We find this number of units, and the solution to the parking problem to be entirely satisfactory. The final design and marketing plan shows sensitivity to the character of John Eliot Square and the needs of the surrounding neighborhood, and accordingly, has received our final approval. We agree with, and urge the BRA to move towards final designation at its earliest convenience.

Ross Associates has also offered to provide financial and technical assistance in our continuing efforts to revitalize the First Church in Roxbury. The congregation and the community itself have struggled over many years to maintain the religious integrity of the church and its grounds that its founding congregation established. Ross Associates joins with us in supporting these same ideals.

Yours Respectfully,

Walter Krueckl
President of the Roxbury
Highlands Historical Society

Beth Deare
President of the Roxbury
Highlands Neighborhood
Association



December 10, 1986

Mr. Ross E. Perry
General Partner
Bartlett Court Associates Limited Partnership
655 Boylston St.
Boston, MA 02116

Re: Bartlett Court Development
Statement of Financing Condition

Dear Ross,

As a result of your several presentations to myself and Mr. Collins, the financial strength of the development and the bank's continued commitment to the Roxbury community, we will be recommending to our Executive Board that the bank approve your construction loan request for the above referenced property in the amount of \$2,800,000.

We understand that you anticipate a construction loan closing for January 16, 1986. Assuming a title policy can be prepared in form satisfactory to our attorney, that an "as is buildt" appraisal has been completed by our appraiser and the appropriate loan documents prepared, your scheduled closing date is not a problem, however this must be coordinated with our attorney.

As you know this letter is not a commitment to provide the construction financing you require for the project, as an appraisal has not yet been completed although I understand it is in process.

The 1st American Bank is anxious to begin this project and looks forward to a continued prosperous relationship with Ross Associates.

Sincerely,

A handwritten signature in cursive script, appearing to read 'S. G. Bennett'.

Stan G. Bennett
Assistant Vice President

MEMORANDUM

DECEMBER 18, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR

SUBJECT: DUDLEY SQUARE STUDY AREA: FINAL DESIGNATION
OF ROSS ASSOCIATES AS REDEVELOPER OF 68-70
BARTLETT STREET, ROXBURY

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY FINALLY DESIGNATE ROSS ASSOCIATES AS REDEVELOPER OF 68-70 BARTLETT STREET, ROXBURY (BARTLETT COURT) IN ORDER TO EFFECT THE DEVELOPMENT OF 22 UNITS OF NEW HOUSING ON VACANT LAND WITHIN THE DUDLEY SQUARE STUDY AREA. THIS PARCEL IS APPROXIMATELY 9,108 SQ. FT., AND WHEN COMBINED WITH THE ABUTTING 8,471 SQ. FT. OF PRIVATELY OWNED LAND, MAKE A BUILDABLE PARCEL OF APPROXIMATELY 17,499 SQ. FT.

On June 26, 1986 the Authority approved a resolution tentatively designating Ross Associates as Redeveloper of 68-70 Bartlett Street, Roxbury (Bartlett Court). The proposed development consists of 22 units to be constructed on a site that consists of approximately 17,499 sq. ft. of vacant land. (See Attachment A).

In order to effectuate this development plan, the Director, on June 2, 1986 requested that the City transfer 68-70 Bartlett Street (9,018 sq. ft.) to the Authority in order for it to be assembled with an adjoining 8,471 sq. ft. parcel owned by Ross Associates. This transfer to the Authority was recorded on August 13, 1986. Thus, the public parcel comprises 52 percent of the developable site; the remainder is privately held.

The "Bartlett Court" development will contain 21, 2 bedroom condominiums averaging 925 sq. ft. of living area and one two bedroom unit containing approximately 1,445 sq. ft. of living area (designed as a triplex unit). The development shall have twenty two below-grade parking spaces as well as landscaping amenities. (See Attachment B).

Thirty five percent of the units (8 units) shall be marketed to families earning up to 80% of the 1985 Boston SMSA median income and shall sell for no more than \$64,000.

In furtherance of the marketing strategy outlined in the City's Fair Housing Plan, the Roxbury Multi-Service Center was awarded a contract to identify potential homebuyers from the greater Roxbury community. To date, more than 80 potential homebuyers have demonstrated their ability to make the necessary down-payment and closing costs to acquire these units and make their dream of owning their own home a reality.

The total development cost for this project is \$2.8m and conventional financing (construction and permanent) is being provided by the First American Bank for Savings. (See Attachment C). In addition, mortgage monies are being made available at below market interest rates from the MHFA First-Time Homebuyers Program and Massachusetts Housing Opportunities Program.

The architect for this project is Ed Snow, AIA and Marden Construction Company shall serve as general Contractors. In furtherance of the City's Jobs Policy, the developer has agreed to work with local residents and the Contractor's Association of Boston to identify, employ and contract with minorities and minority owned firms.

In futherance of all aspects of the Authority's Development Review process, Ross Associates have submitted final working drawings and design specifications which have been reviewed and approved the Authoity's Design Department. In addition, the Joint Development Committee of the Roxbury Highlands Neighborhood has reviewed the design and marketing strategy for this project and concur with the recommendation of the staff. (See Attachment D).

It is therefore, recommended that Ross Associates be finally designated as redeveloper of 68-70 Bartlett Street, Roxbury.

An appropriate resolution is attached.

